



3619 Sunnybrae Canoe Point Road Tappen British Columbia

\$669,000

Welcome to White Rose Estate and Shuswap Lake living! This charming 4 season semi-lakefront cottage is only steps to Shuswap Lake and Sunnybrae Park. With over 1 acre, it is a gardener's haven with room to roam on the upper bench. Relax in the morning sun and enjoy the spectacular views of Shuswap Lake and Mt Ida from the front deck or upper bedroom balcony or retire to the cool of the large covered back deck. The home features 3 beds, 2 baths and open concept living, dining and kitchen - ideal for entertaining family and friends. There have been many upgrades including Brazilian tiger wood flooring in the great room, new vinyl plank in bathroom and laundry, new HWT, new kitchen appliances, cedar post and rail fencing, connected to CSRD Sunnybrae Waterworks and more. A detached single garage with electricity and lean-to shed for storing the ATV, kayaks, bikes and "toys". Lots of parking here including RV with access to septic. And there is the upper bench orchard nicknamed the "Back Fourty" with the cute "Bunkie" and magnificent views, great for setting up camp, with water/hydro accessible. This home is perfect for people looking for a smaller footprint that is easy to lockup and travel. Book a viewing and be sure to walk the foreshore path to Sunnybrae Park and check out the upper bench. Conveniently located only 4km from the TCH and 20 minutes from downtown Salmon Arm. 2024 could be your summer of Shuswap Lake living! (id:6769)

3pc Bathroom 4'1" x 5'9"

Bedroom 15'6" x 8'11"

Bedroom 15'6" x 10'10"

Other 20'1" x 15'1"

Laundry room 5'8" x 7'7"

4pc Bathroom 7'2" x 5'

Primary Bedroom 12' x 16'9"

Dining room 10'1" x 8'1"

Kitchen 11' x 9'10"

Living room 13'3" x 14'2"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:

Royal LePage Access Real Estate



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca